

Single Family Residence **RESIDENTIAL**

13949 RIVERBEND RD

THIEF RIVER FALLS, MN 56701

\$318,155 TopHap Estimate · \$186 / ft² · confidence 90 · as of Jul 14, 2026



1,707 ft²
LIVING AREA

4.72 ac
LOT SIZE

1968
YEAR BUILT

VALUATION

\$318K

\$287K low

\$349K high

Est. Owner Equity

\$318,155

TAX & ASSESSMENT

Property Tax **\$3,346 (2025)**

Assessed Value **\$302,300**

Previous Assessed	\$327,000
Assessor Market Value	\$302,300

PROPERTY FACTS

Property Type	Single Family Residence
County	PENNINGTON
Lot (acres)	4.72
Pool	No

CLIMATE RISK

93 FLOOD	58 WILDFIRE	43 HEAT	41 STORM	19 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 20, 2025	Resale	Deed	\$500	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Challenger Elementary School	Elementary	PK–5	1.4 mi
Lincoln Senior High School	High	9–12	2.7 mi
Franklin Middle School	Middle	6–8	2.7 mi

District: Thief River Falls School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 56701

125 CRIME INDEX	87 AIR POLLUTION	11,683 POPULATION	\$73K MEDIAN IN- COME	39°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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